



ENGINEERING AND RESOURCE PROTECTION REVIEW COMMENTS
Kingsmill Resort Parcel R9
COUNTY PLAN S-010-13
February 28, 2013

General:

1. A shared Standard Inspection / Maintenance agreement is required to be executed with the County due to the proposed stormwater conveyance systems and Stormwater Management/BMP facilities associated with this subdivision. This Inspection/Maintenance agreement must ensure that all properties included in the Kingsmill - Master Stormwater Management Plan SWM-001-12 will have shared rights and responsibilities to the drainage features and BMP's covered under that plan.
2. Per James City County Code Section 23-7(c), all subdivision plats submitted for approval after August 6, 1990 shall clearly identify the boundaries of any RPA within the property. Field location of the RPA origin will be required and must be shown on the plat. All wetlands delineations used to determine the RPA shall be performed consistent with the procedures specified in the Federal Manual for Identifying and Delineating Jurisdictional Wetlands currently approved for use by the Army Corps of Engineers. A copy of the Jurisdictional Determination is required to be submitted to our office (Engineering and Resource Protection Division) to verify that the RPA line is shown correctly. Further, reliable, site specific evaluation to determine whether water bodies on or adjacent to the development site have perennial flow must be performed. This evaluation shall be provided by the person applying to use or develop the site using one of the county or state approved methods of in-field indicators of perennial flow. These site-specific determinations shall be confirmed by the manager and shall be used, along with a confirmed wetland line, to establish the boundaries of the RPA.
3. If the subdivided property contains wetlands and/or resource protection areas there shall be note on the plat which states the following: "Wetlands and land within Resource Protection Areas shall remain in a natural undisturbed state except for those activities permitted by Section 23-7(c) of the James City County Code." (Refer to 19-29(g) of the Subdivision ordinance.)